

For Lease: 26,203 SF Industrial Facility

4501 Lakeside Avenue, Cleveland, Ohio 44114



4501 Lakeside Avenue

- 26,203 SF light industrial facility suitable for a variety of users including manufacturing, warehousing, and distribution
- Functional layout with a balanced mix of warehouse and office space
- Ideal for both owner-users and investors seeking flexible industrial product
- Versatile configuration accommodates contractors, service users, and light assembly operations
- Located within an established Cleveland industrial corridor with strong surrounding tenancy
- Convenient access to major highways and regional transportation routes
- Proximity to downtown Cleveland and surrounding labor pool
- Well-positioned for efficient operations and long-term occupancy stability
- Opportunity to capitalize on limited supply of small-to-mid size industrial assets in the market

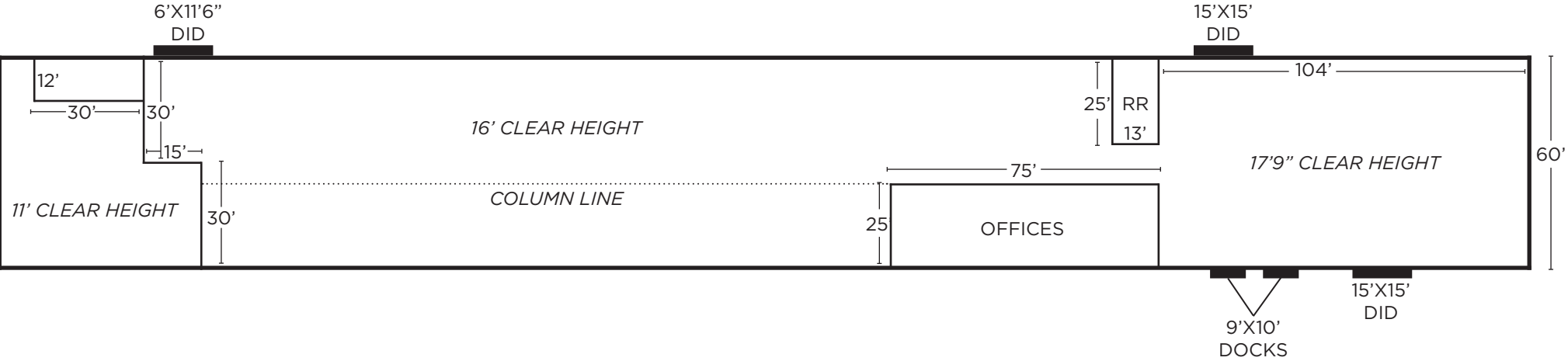
Lease Rate: \$5.00/SF NNN



Quick Stats

Building Size	26,203 SF 24,893 SF (Industrial) 1,310 SF (Office)
Min Divisible	10,000 SF
Land Area	2.83 Acres
Parcel #	10401005, 10401011, 10401012
Parking	25 Surface Spaces
Zoning	General Industrial (GI)
Clear Height	16'
Docks	Two (2) - 9'x10'
Drive-In Doors	Three (3) - 6'x11'6", 15'x15', 15'x15'

Floor Plan



Photos



Photos



Property Aerial



**4501 LAKESIDE AVENUE
CLEVELAND, OHIO 44114**

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